

Neighborhood News and Reminders for 2021

Redesigned HOA website promotes neighborhood and supports community needs

Arborchase.com is getting an upgrade. The benefits to the neighborhood include:

- More tools to help the Board promote the community's strengths, beauty and reputation. Through more photos and flexible language, the HOA will be able to better market Arbor Chase to realtors and prospective buyers. Homeowners with photography skills who would like to support the images on the site are encouraged to reach out to the Board.
- More user friendly design that will make it easier for community members to find important documents such as the community's covenants.
- The addition of a page for homeowners to volunteer to support the neighborhood in various ways, from serving on a board subcommittee to helping maintain the common areas.
- Easier registration process.
- The technology services required to maintain the new website are more affordable than past vendors, saving the community hundreds of dollars a year.
- Paves the way to potentially enable online dues payment at a future date.

Check it out at:

ARBORCHASE.COM

Homeowners reminded to seek approval for changes to yard or exterior of home.

Additions, renovations and fix ups are great for the neighborhood but whether you do the work yourself or contract it out, be sure to get your project approved by the Board of Directors before you begin. Forms are available at ArborChase.com and it normally takes no more than a few days to get approval.



Register on Arborchase.com to stay informed.

When you register on the website and share your email, you make it possible for the board to keep you informed about important announcements and updates. You also help save the community on postage. Registering has never been easier on ArborChase.com



Erosion mitigation efforts may limit mowing of shoreline

With the help of a city grant, the Board has invested significantly in erosion control around the ponds and will continue to do so next year. One strategy that will begin in the spring is to temporarily avoid mowing the edges of the ponds to better protect the bank.

Prevent Weeds: Even if you prefer a natural remedy

In recent years more community members have told the Board that they are not controlling weeds because they oppose using chemicals in their yard.

While the community's standards do not prohibit taking an organic approach, opposing traditional weed control methods is not a justifiable excuse for weed problems.

Likewise, some in the Village have neglected weeds in their planting beds and around mailboxes.

As outlined in Section 6.16 of the covenants, "in order to maintain the standards of the Property, no weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any Property...Failure to comply shall warrant [the HOA to control] weeds...at the expense of the Owner, and there shall be a lien against the said Property for the expense thereof..."

As a courtesy to your neighbors and their property values and in accordance with the commitments made when purchasing your home, you are responsible to keep your property attractive and reasonably weed free, even if you prefer not to use traditional methods or live in the Village.



Neighborhood News and Reminders...*Continued*

Keep waste containers hidden

The West Lafayette Code Enforcement officer has informed the board that multiple warnings have been issued in the neighborhood. The city's policy requires trash bins to be on the street no earlier than 5:00 p.m. the night before pickup and off the street by 11:00 p.m. the day of pickup. This also pertains to yard waste. In addition to the city's code, the covenants of Arbor Chase dictate that the bins must be stored out of sight from all neighbors at all times other than the pickup window.

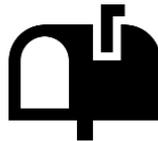
After a warning, the city will issue fines in the range of \$50 to \$250, depending on the number of times a homeowner has been cited.



Wondering about holiday trash pickup schedules? Signup for updates from the city at: westlafayette.in.gov/egov/apps/egov/connect.egov

Repair or replace damaged mailboxes

Well maintained mailboxes benefit property values by providing prospective buyers a desirable, consistent, first look at the neighborhood. Some minor repairs can be accomplished by homeowners but if your box is in need of replacement, please contact Otto's Streetscape at (877) 557-6787 or ostreetscape.com. In the coming months, homeowners with mailboxes that remain seriously damaged will be asked to remedy the problem without delay.



COVID shifts winter Board meetings online; Work advances

While COVID presents new challenges, the Board is committed to moving the neighborhood forward. Board meetings are public and occur at 5:30 p.m. on the 4th Tuesday of every month. Over the summer, meetings occurred at the Pavilion. This winter, the board is meeting by Zoom. The link is emailed monthly to any residents who have provided their email to the board, which can be done by signing up for updates at Arborchase.com.

HOA members have the right to fish & access pond shorelines, non-residents do not.

Some homeowners have incorrectly attempted to prohibit other homeowners from accessing the shorelines of our ponds. Please be aware that property lines do not extend to the water. There is a path of 10 feet that is owned by the HOA and any Arbor Chase resident or Arbor Chase guest who is escorted by a resident may fish or walk around ponds, even if they are between the water and your yard.

On the other hand, fishing is for residents and their accompanied guests only. Maintaining that exclusivity adds to property values and protects the ponds. Non-residents have engaged in pond activities that are a threat to property values. The ponds are an asset to the community and we all are responsible for doing our part to prevent over use and to make sure community rules are followed.

